

143.0

0006

0004.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
844,000 / 844,000
844,000 / 844,000
844,000 / 844,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
48		PINE RIDGE RD, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: TAKATS ANDREW A	
Owner 2: TAKATS ANTONELLA B	
Owner 3:	

Street 1: 48 PINE RIDGE ROAD
Street 2:

Twn/City: ARLINGTON
StProv: MA Cntry: Own Occ: Y
Postal: 02476 Type:

PREVIOUS OWNER
Owner 1:
Owner 2:
Street 1:
Twn/City:
StProv: Cntry:
Postal:

NARRATIVE DESCRIPTION	
This parcel contains 5,778 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1931, having primarily Wood Shingle Exterior and 2323 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No
Amount	Com. Int

PROPERTY FACTORS							
Item	Code	Description	%	Item	Code	Description	
Z	R1	SINGLE FA	100	water			
o				Sewer			
n				Electri			
Census:				Exempt			
Flood Haz:							
D				Topo	1	Level	
s				Street			
t				Gas:			

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5778		Sq. Ft.	Site		0	80.	1.03	9									474,674						474,700	

IN PROCESS APPRAISAL SUMMARY

Legal Description							User Acct
							92893
							GIS Ref
							GIS Ref
							Insp Date
							06/09/18

PREVIOUS ASSESSMENT									Parcel ID	143.0-0006-0004.0
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	369,200	0	5,778.	474,700	843,900	843,900	Year End Roll	12/18/2019
2019	101	FV	288,800	0	5,778.	445,000	733,800	733,800	Year End Roll	1/3/2019
2018	101	FV	298,000	0	5,778.	367,900	665,900	665,900	Year End Roll	12/20/2017
2017	101	FV	298,000	0	5,778.	338,200	636,200	636,200	Year End Roll	1/3/2017
2016	101	FV	298,000	0	5,778.	308,500	606,500	606,500	Year End	1/4/2016
2015	101	FV	281,900	0	5,778.	302,600	584,500	584,500	Year End Roll	12/11/2014
2014	101	FV	281,900	0	5,778.	281,200	563,100	563,100	Year End Roll	12/16/2013
2013	101	FV	270,000	0	5,778.	267,600	537,600	537,600		12/13/2012

SALES INFORMATION		TAX DISTRICT		PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price
TRACEY JOHN	1167-112		1/31/1997	Portion-Asst	298,000

BUILDING PERMITS												ACTIVITY INFORMATION											
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name											
1/31/2017	101	Renovate	23,000	C					6/9/2018	MEAS&NOTICE	HS	Hanne S											
11/3/2014	1488	Re-Roof	3,500						7/3/2013	Info Fm Prmt	EMK	Ellen K											
8/1/2012	966	Redo Bat	14,900	C					11/4/2008	Meas/Inspect	163	PATRIOT											
8/1/2012	965	Redo Bat	14,900	C					12/28/2005	OWNR INFO	BR	B Rossignol											
6/12/2012	731	Add Bath	10,700						11/18/1999	Meas/Inspect	264	PATRIOT											
7/6/1999	395	Alterati	8,000						12/1/1981		CS												

Sign: VERIFICATION OF VISIT NOT DATA / / /



